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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

EIGHTH FLOOR,
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68 GRENFELL STREET,
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BUILDING OPERATIONS

SOUTH AUSTRALIA

MARCH QUARTER 1961

A summary of building operations in South Australia from 1956 to March, 1961, is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry, and dwellings within Local Government areas, is given in Tables 2 to 7 respectively.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses), but excludes (1) minor alterations, additions, repairs, and renovations, and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

Table 1 shows that 2,067 houses were commenced and 2,076 were completed in South Australia during March quarter 1961; figures for March quarter 1960 were 2,413 and 2,192 respectively. The number of new houses commenced has decreased in each of the two quarters since September quarter 1960, when a record number of 2,573 were begun. This fall in commencements is reflected in the considerable drop in the number of new houses completed in March quarter 1961, when there were 437 fewer completions than the record number of 2,513 in December quarter 1960.

The number of flats commenced has also decreased progressively, the number being lower for each succeeding quarter since June quarter 1960.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly, at least, the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarters covering commencement, construction, and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

Persons employed at 30th March, 1961, on all jobs of builders of new buildings (Table 6) numbered 12,901. This was 1,180 less than the record number of 14,081 at 14th December, 1960, and was the lowest since 30th June, 1959, when 12,636 were employed.

Table 7 shows that in recent years a large proportion of home building has been concentrated within a few local government areas. Of the 1,383 dwellings completed in March quarter 1961 in the 21 Metropolitan local government areas, 1,127 (81.5%) were in the Municipal Corporations of Campbelltown, Enfield, Henley & Grange, Marion, Mitcham, Port Adelaide, West Torrens, and Woodville. Completions in the near Metropolitan District Councils of Salisbury (which includes the greater portion of Elizabeth) and Tea Tree Gully together with those in the Whyalla Town Commission area accounted for 48.6% of the dwellings completed outside the metropolitan area.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

ANALYSIS OF THE 1970 U.S. CENSUS OF POPULATION AND HOUSING

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Commencements - A building is recorded as commenced when work on the foundations has begun.

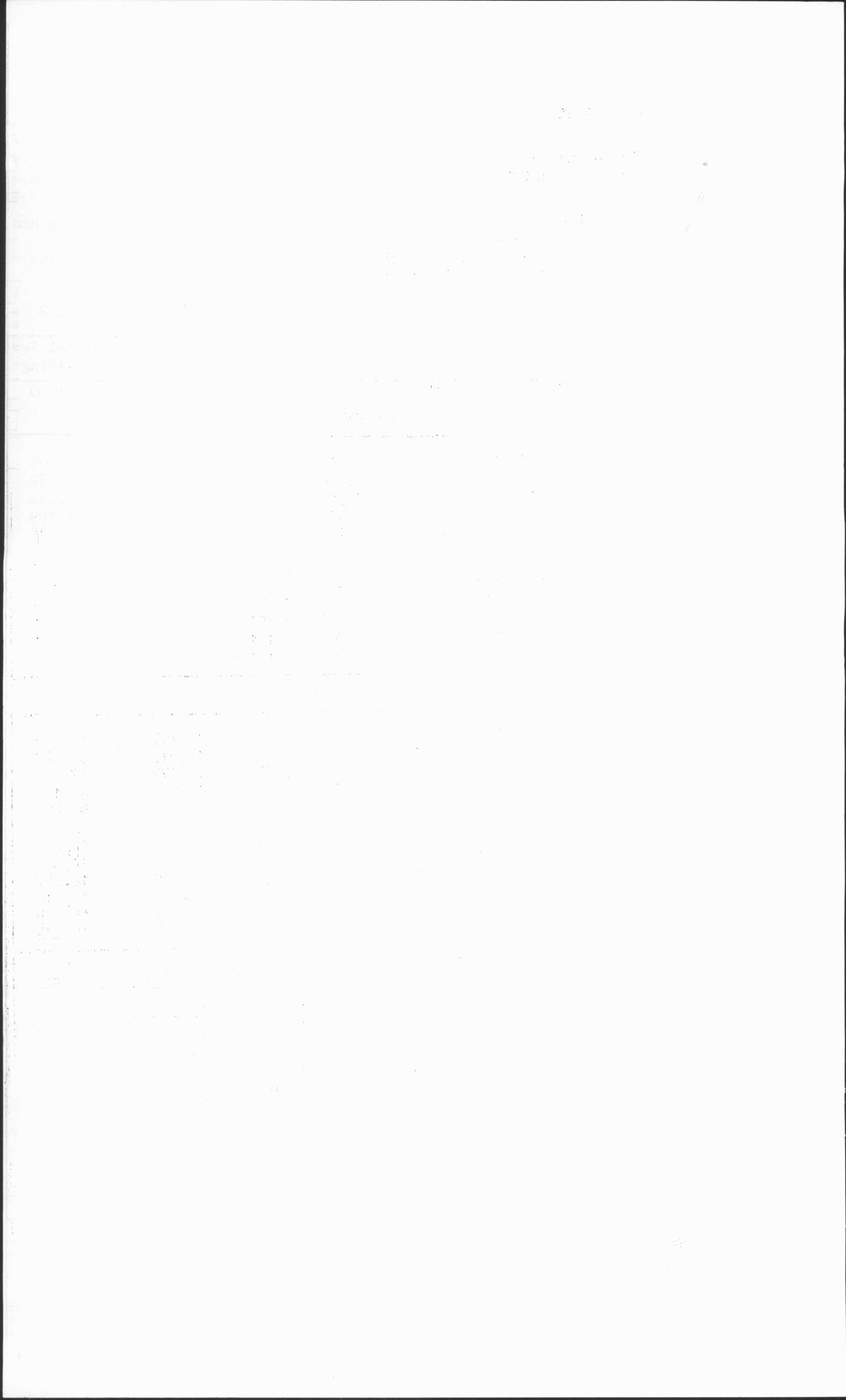
Under Construction - Once commenced, even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION: NUMBER & VALUE

Period	Houses (a)		Flats (a)		Total Dwellings (a)		Other New Buildings (b)	Total New Buildings £'000		
	No.	£'000	No.	£'000	No.	£'000				
COMMENCED DURING PERIOD										
Year ended -										
31st Dec. 1956	7,463	23,077	149	323	7,612	23,400	10,795	34,195		
1957	6,898	22,281	371	840	7,269	23,121	10,941	34,062		
1958	7,141	22,846	769	1,831	7,910	24,677	14,767	39,444		
1959	8,665	28,189	713	1,717	9,378	29,906	17,293	47,199		
1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007		
Quarter ended -										
31st Dec. 1959	2,086	6,916	270	657	2,356	7,573	5,063	12,636		
31st Mar. 1960	2,413	8,120	151	456	2,564	8,576	3,580	12,156		
30th June	2,145	7,379	218	503	2,363	7,882	3,967	11,849		
30th Sept.	2,573	8,683	210	668	2,783	9,351	4,220	13,571		
31st Dec.	2,342	7,826	134	295	2,476	8,121	8,310	16,431		
31st Mar. 1961	2,067	6,865	114	266	2,181	7,131	4,893	12,024		
COMPLETED DURING PERIOD										
Year ended -										
31st Dec. 1956	7,673	23,767	106	265	7,779	24,032	10,797	34,829		
1957	7,318	23,539	316	716	7,634	24,255	12,073	36,328		
1958	7,705	25,030	562	1,342	8,267	26,372	16,272	42,644		
1959	8,628	27,983	591	1,389	9,219	29,372	14,754	44,126		
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279		
Quarter ended -										
31st Dec. 1959	2,407	7,876	163	368	2,570	8,244	3,962	12,206		
31st Mar. 1960	2,192	7,399	145	345	2,337	7,744	3,920	11,664		
30th June	2,220	7,380	143	316	2,363	7,696	4,761	12,457		
30th Sept.	2,454	8,284	219	596	2,673	8,880	3,433	12,313		
31st Dec.	2,513	8,600	283	764	2,796	9,364	6,481	15,845		
31st Mar. 1961	2,076	7,216	155	404	2,231	7,620	4,753	12,373		
UNDER CONSTRUCTION AT END OF PERIOD										
Year ended -										
31st Dec. 1956	5,944	18,278	170	370	6,114	18,648	18,076	36,724		
1957	5,495	17,580	225	510	5,720	18,090	17,349	35,439		
1958	4,931	15,705	432	995	5,363	16,700	16,123	32,823		
1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460		
1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986		
Quarter ended -										
31st Dec. 1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460		
31st Mar. 1960	5,189	17,115	560	1,495	5,749	18,610	18,758	37,368		
30th June	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822		
30th Sept.	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153		
31st Dec.	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986		
31st Mar. 1961	5,053	16,703	436	1,179	5,489	17,882	20,994	38,876		

(a) Excludes dwellings attached to "other new buildings".
 (b) Includes value of attached dwellings.



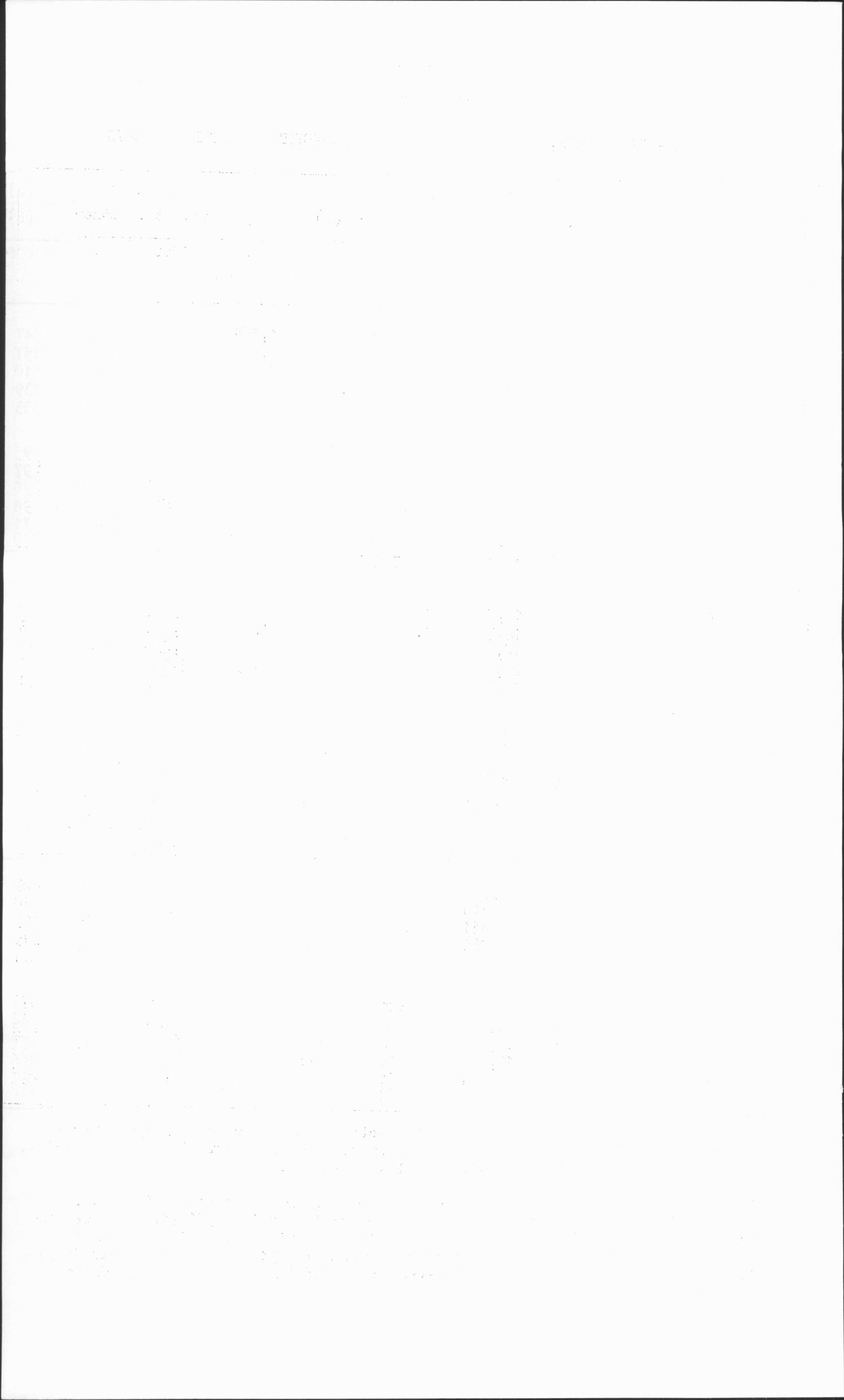
SOUTH AUSTRALIA

TABLE 2 - NEW HOUSES, CONTRACT-BUILT AND OWNER-BUILT : NUMBER AND VALUE

Period	Contract-Built				Owner-Built				(a)	
	Brick, Stone, etc.		Other (b)		Brick, Stone, etc.		Other (b)			
	No.	£'000	No.	£'000	No.	£'000	No.	£'000		
COMMENCED DURING PERIOD										
Year ended - 31st Dec. 1956 4,423 13,896 1,113 2,910 1,582 5,424 345 847 1957 4,417 14,544 883 2,375 1,295 4,605 303 757 1958 4,917 16,174 886 2,329 1,074 3,733 264 610 1959 6,547 21,793 1,109 3,014 822 2,943 187 439 1960 7,674 26,317 950 2,592 708 2,746 141 353										
Quarter ended - 31st Dec. 1959 1,589 5,390 269 745 189 686 39 95 31st Mar. 1960 1,944 6,684 272 726 159 613 38 97 30th June 1,699 5,972 225 610 186 707 35 90 30th Sept. 2,091 7,140 261 715 186 733 35 95 31st Dec. 1,940 6,521 192 541 177 693 33 71 31st Mar. 1961 1,664 5,586 170 502 181 669 52 108										
COMPLETED DURING PERIOD										
Year ended - 31st Dec. 1956 4,669 14,771 1,247 3,237 1,474 5,087 283 672 1957 4,510 14,751 1,022 2,724 1,485 5,301 301 763 1958 4,946 16,291 920 2,433 1,491 5,435 348 871 1959 6,064 20,024 1,091 2,953 1,192 4,325 281 681 1960 7,200 24,738 1,030 2,821 975 3,653 174 451										
Quarter ended - 31st Dec. 1959 1,678 5,609 317 355 328 1,206 84 206 31st Mar. 1960 1,606 5,526 269 722 275 1,035 42 116 30th June 1,696 5,775 277 753 207 752 40 100 30th Sept. 1,994 6,820 216 595 208 776 36 93 31st Dec. 1,904 6,617 268 751 285 1,090 56 142 31st Mar. 1961 1,631 5,719 188 543 218 859 39 95										
UNDER CONSTRUCTION AT END OF PERIOD										
Year ended - 31st Dec. 1956 3,113 9,521 455 1,192 2,047 6,736 329 829 1957 2,976 9,415 341 925 1,849 6,392 329 848 1958 2,951 9,341 303 818 1,432 4,937 245 609 1959 3,434 11,235 321 883 1,062 3,711 151 379 1960 3,908 12,927 241 668 795 2,957 118 297										
Quarter ended - 31st Dec. 1959 3,434 11,235 321 883 1,062 3,711 151 379 31st Mar. 1960 3,772 12,495 324 902 946 3,352 147 366 30th June 3,775 12,667 272 754 925 3,332 142 357 30th Sept. 3,872 13,026 317 877 903 3,317 141 366 31st Dec. 3,908 12,927 241 668 795 2,957 118 297 31st Mar. 1961 3,941 12,968 223 635 758 2,788 131 312										

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 1,204 "other" type houses completed during 1960 (1,030 contract-built and 174 owner-built) 1,112 were of fibro-cement construction valued at £2,970,000, and 72 of weatherboard with a value of £251,000. During March Quarter 1961 there were 209 (£577,000) fibro-cement and 16 (£57,000) weatherboard houses completed.



SOUTH AUSTRALIA

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a)

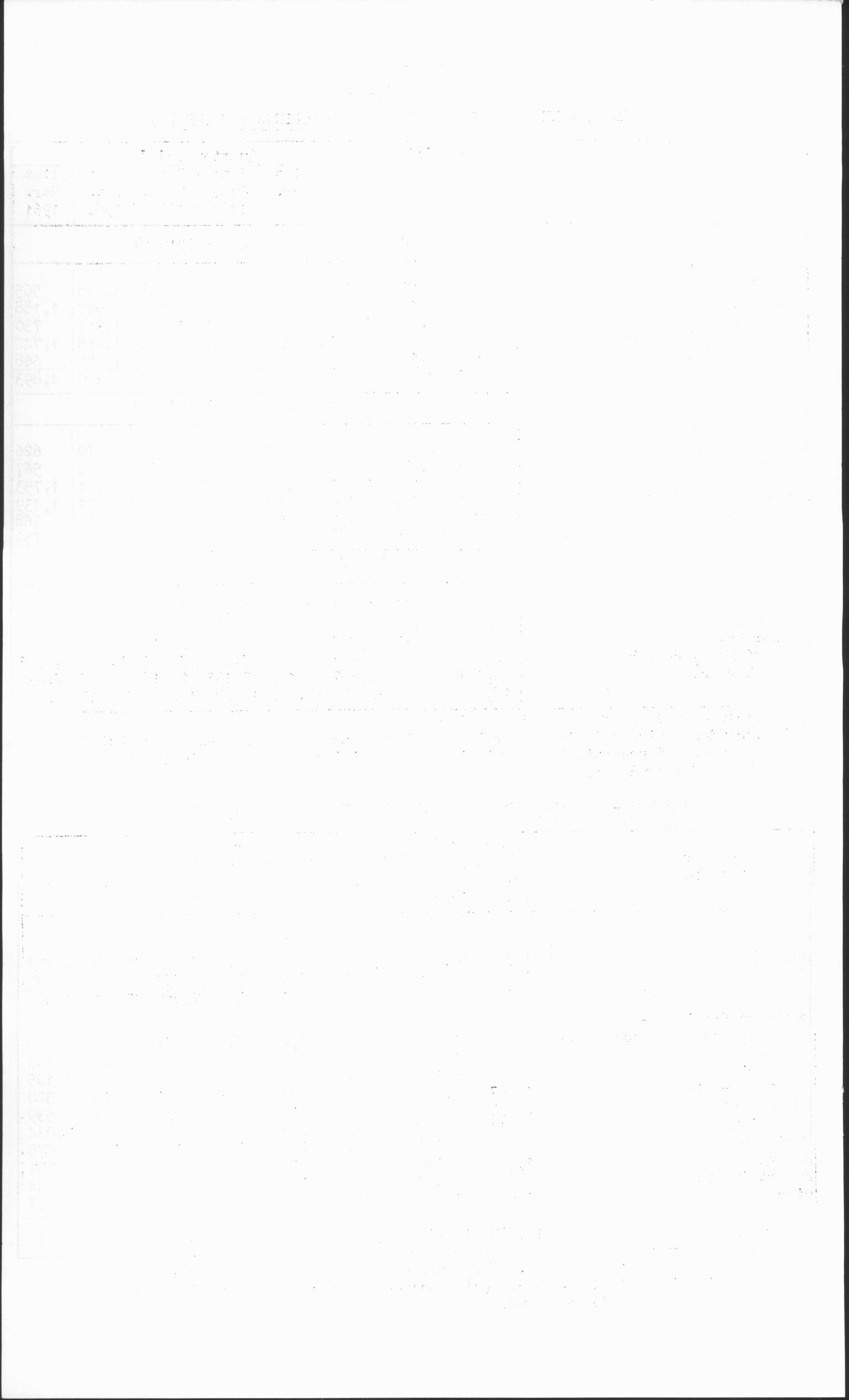
Type of Building	Year Ended		Quarter ended					
	31st Dec. 1959	31st Dec. 1960	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961
COMMENCED DURING PERIOD (£'000)								
Business Premises - Hotels etc. & Shops Factories Other (b) Educational & Health All Other (c)								
Total	2,154	5,198	323	696	762	402	3,338	565
	2,028	5,166	669	442	930	814	980	1,188
	4,767	4,322	1,075	1,048	608	1,347	1,319	730
	5,763	4,259	2,231	738	932	934	1,655	1,742
	2,581	3,132	765	656	735	723	1,018	668
	17,293	20,077	5,063	3,580	3,967	4,220	8,310	4,893
COMPLETED DURING PERIOD (£'000)								
Business Premises - Hotels etc. & Shops Factories Other (b) Educational & Health All Other (c)								
Total	2,243	2,702	475	391	646	386	1,279	626
	2,343	2,972	364	206	1,098	466	1,202	567
	3,059	5,126	1,221	2,135	787	1,183	1,021	1,753
	4,857	5,127	1,476	534	1,466	1,006	2,121	1,439
	2,252	2,668	426	654	764	392	858	368
	14,754	18,595	3,962	3,920	4,761	3,433	6,481	4,753
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business Premises - Hotels etc. & Shops Factories Other (b) Educational & Health All Other (c)								
Total	1,463	4,000	1,463	1,790	1,925	1,922	4,000	3,954
	2,805	3,109	2,805	3,119	2,971	3,332	3,109	3,748
	4,207	3,535	4,207	3,182	3,023	3,215	3,535	2,517
	8,303	7,640	8,303	8,518	7,976	7,924	7,640	7,943
	2,107	2,548	2,107	2,149	2,133	2,416	2,548	2,832
	18,885	20,832	18,885	18,758	18,028	18,809	20,832	20,994

(a) Includes values of attached dwellings.
 (b) Includes office buildings, service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1959	31st Dec. 1960	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961
£'000								
Houses (a) Flats Total Houses & Flats								
	23,728	28,431	6,007	6,916	6,815	7,435	7,265	6,467
	1,437	2,135	431	445	530	554	606	437
	25,165	30,566	6,438	7,361	7,345	7,989	7,871	6,904
Business Premises - Hotels, Boarding Houses, etc. Shops Factories Office Premises Other (b) Educational Religious Health Entertainment & Recreation Miscellaneous (c) Total Other New Buildings (Excl. Houses & Flats)								
	720	1,075	201	277	288	271	239	82
	1,096	1,704	296	329	406	465	504	799
	2,539	3,146	472	649	847	878	772	1,105
	1,487	2,454	445	765	501	471	717	528
	2,837	2,220	947	519	406	593	702	539
	3,711	3,000	939	725	682	836	757	1,034
	437	471	72	100	127	139	105	175
	1,580	2,108	525	713	547	410	438	151
	643	542	165	136	150	156	100	144
	1,512	1,424	389	258	309	424	433	457
	16,562	18,144	4,451	4,471	4,263	4,643	4,767	5,014

(a) Excludes owner-built houses. (b) Includes service stations, warehouses, communication buildings, etc. (c) Includes defence buildings, homes for aged, homes for children, etc.



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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE

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Type of Building	Year Ended				Quarter Ended							
	31st Dec. 1959		31st Dec. 1960		31st	31st	30th	30th	31st	31st	31st	31st
	No.	£'000	No.	£'000	Dec. 1959	Mar. 1960	June 1960	Sep. 1960	Dec. 1960	Mar. 1961		
UP TO £25,000												
Business Premises -												
Hotels, Boarding Houses etc.	7	88	14	194	3	3	2	5	4	4	-	
Shops	143	879	160	939	31	43	44	42	31	23		
Factories	122	954	126	1,111	27	25	36	35	30	30		
Office Premises	39	460	35	365	7	10	7	9	9	6		
Other (a)	192	1,512	147	1,291	35	41	30	39	37	22		
Educational	95	635	102	638	11	9	36	35	22	29		
Health	14	183	17	179	2	10	3	2	2	2		
Religious	47	293	58	471	9	18	14	15	11	14		
Entertainment & Recreation	45	357	58	380	12	18	16	12	12	15		
Miscellaneous (b)	45	359	49	479	11	8	13	14	14	9		
Total	749	5,720	766	6,047	148	185	201	208	172	150		
OVER £25,000												
Business Premises -												
Hotels, Boarding Houses etc.	10	932	6	408	2	3	2	-	1	1		
Shops	7	255	12	3,657	-	4	4	2	2	5		
Factories	14	1,074	27	2,055	5	4	11	7	5	11		
Office Premises	10	1,643	17	1,637	1	5	4	4	4	1		
Other (a)	19	1,152	22	1,029	5	8	2	6	6	4		
Educational	43	2,934	25	2,984	12	1	6	9	9	12		
Health	8	2,011	3	458	2	1	-	1	1	-		
Religious	(8)	350)	3	97	1	-	2	1	-	2		
Entertainment & Recreation	(8)	350)	3	298	-	-	-	-	1	2		
Miscellaneous (b)	14	1,222	17	1,407	6	4	4	4	5	5		
Total	133	11,573	135	14,030	34	30	35	35	35	41		

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a)

Classification	Number of persons engaged on days specified							
	18th Dec. 1957	17th Dec. 1958	16th Dec. 1959	31st Dec. 1960	30th Mar. 1960	30th June 1960	14th Sept. 1960	30th Dec. 1960
Contractors	711	689	686	709	721	687	683	669
Sub-contractors	1,887	2,222	2,664	2,691	2,602	2,763	2,842	2,364
Wage Earners	8,145	9,373	9,767	9,907	9,983	10,182	10,556	9,868
Carpenters	3,269	3,474	3,638	3,640	3,584	3,642	3,796-	3,438
Bricklayers	1,593	1,894	2,103	2,214	2,225	2,250	2,282	2,000
Painters	978	1,069	1,155	1,159	1,220	1,229	1,266	1,147
Electricians	489	570	636	636	622	704	783	659
Plumbers	842	971	1,081	1,101	1,153	1,152	1,201	1,144
Builders' Labourers	1,786	2,196	2,190	2,240	2,183	2,212	2,250	2,031
Other	1,786	2,110	2,314	2,317	2,319	2,443	2,503	2,482
Total	10,743	12,284	13,117	13,307	13,306	13,632	14,081	12,901

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

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TABLE 7 - DWELLINGS IN LOCAL GOVERNMENT AREAS (a) : NUMBER OF PERMITS & NUMBER COMPLETED

Local Government Area	Year Ended		Quarter Ended						
	31st Dec. 1959	31st Dec. 1960	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	
	PERMITS AND AUTHORIZATIONS (b)								
Metropolitan -									
Brighton	310	256	77	66	69	54	67	28	
Burnside	330	435	79	163	104	92	76	43	
Campbelltown	607	718	208	201	172	212	133	150	
Enfield	848	1,108	261	256	335	217	300	358	
Henley & Grange	329	196	116	41	31	85	39	120	
Marion	887	869	188	252	202	270	145	264	
Mitcham	656	554	148	178	114	143	119	93	
Port Adelaide	234	304	64	60	51	152	41	135	
West Torrens	450	547	119	156	163	101	127	142	
Woodville	480	529	98	158	98	125	148	78	
Other Metropolitan (c)	466	613	132	133	238	128	114	90	
Total	5,597	6,129	1,490	1,664	1,577	1,579	1,309	1,501	
Country -									
Mt. Gambier Corp'n	127	182	22	35	31	60	56	40	
Noarlunga D.C.	112	156	32	25	36	46	49	38	
Pt. Augusta Corp'n	97	57	25	26	9	13	9	18	
Pt. Lincoln Corp'n	59	65	11	18	20	19	8	15	
Pt. Pirie Corp'n	34	16	6	4	8	4	-	2	
Salisbury D.C.	1,442	1,910	447	712	241	533	424	294	
Teatree Gully D.C.	270	420	94	89	108	113	110	64	
Whyalla Town Comm.	283	412	72	121	99	158	34	84	
Other Country (c)(d)	1,128	1,293	325	241	362	302	388	364	
Total	3,552	4,511	1,034	1,271	914	1,248	1,078	919	
Total State	9,149	10,640	2,524	2,935	2,491	2,827	2,387	2,420	
COMPLETIONS									
Metropolitan -									
Brighton	506	280	101	74	61	59	86	35	
Burnside	315	302	95	86	61	63	92	84	
Campbelltown	458	750	122	235	137	217	161	172	
Enfield	935	908	233	227	203	228	250	256	
Henley & Grange	153	299	46	63	55	70	111	100	
Marion	903	920	231	242	193	234	251	183	
Mitcham	546	656	193	190	156	163	147	110	
Port Adelaide	250	237	67	78	63	44	52	98	
West Torrens	480	542	120	86	196	151	109	111	
Woodville	692	519	206	134	144	109	132	97	
Other Metropolitan	472	551	106	110	121	153	167	137	
Total	5,710	5,964	1,520	1,525	1,390	1,491	1,558	1,383	
Country -									
Mt. Gambier Corp'n	138	168	27	38	40	38	52	45	
Noarlunga D.C.	100	116	33	23	21	28	44	43	
Pt. Augusta Corp'n	78	82	29	16	20	24	22	26	
Pt. Lincoln Corp'n	71	55	22	12	19	13	11	6	
Pt. Pirie Corp'n	57	35	17	6	11	12	6	8	
Salisbury D.C.	1,329	1,613	389	266	359	490	498	253	
Teatree Gully D.C.	184	366	60	66	80	118	102	84	
Whyalla Town Comm.	261	421	81	86	91	128	116	82	
Other Country (d)	1,332	1,387	403	310	346	336	395	316	
Total	3,550	4,243	1,061	823	987	1,187	1,246	863	
Total State	9,260	10,207	2,581	2,348	2,377	2,678	2,804	2,246	

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required in some country districts, and required in portions only of some others. (c) Includes government authorizations. (d) Includes unincorporated areas.

D.L.J. AITCHISON

